176.0	0007	0010.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 615,500 / 615,500
					USE VALUE: 615,500 / 615,500
					ASSESSED: 615,500 / 615,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIKHITE ALEC/MARISA
Owner 2:	
Owner 3:	
Street 1:	66 HIBBERT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCROFANO MONA M -
Owner 2:	PAPPAS MATTHEW D -
Street 1:	66 HIBBERT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,010 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1359 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3010.000	252,800	5,500	357,200	615,500
Total Card	0.069	252,800	5,500	357,200	615,500
Total Parcel	0.069	252,800	5,500	357,200	615,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.84 | /Parcel: 452.8

Legal Description

User Acct 118697

GIS Ref

GIS Ref

Insp Date 07/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0007-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,400	5500	3,010.	357,200	615,100	615,100	Year End Roll	12/18/2019
2019	101	FV	219,100	5500	3,010.	352,100	576,700	576,700	Year End Roll	1/3/2019
2018	101	FV	220,600	5500	3,010.	270,500	496,600	496,600	Year End Roll	12/20/2017
2017	101	FV	220,600	5500	3,010.	255,100	481,200	481,200	Year End Roll	1/3/2017
2016	101	FV	220,600	5500	3,010.	234,700	460,800	460,800	Year End	1/4/2016
2015	101	FV	215,200	5500	3,010.	219,400	440,100	440,100	Year End Roll	12/11/2014
2014	101	FV	215,200	5500	3,010.	202,100	422,800	422,800	Year End Roll	12/16/2013
2013	101	FV	215,200	5500	3,010.	202,100	422,800	422,800		12/13/2012

!13794!

PRINT

Date	Time
12/11/20	03:41:59

LAST REV

Date	Time
07/30/18	09:30:33

apro

13794

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCROFANO MONA M	43895-470		10/15/2004		387,500	No	No		
DOOLEY THOMAS G	30700-119		9/23/1999		275,000	No	No		
	20236-114		12/1/1989		166,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/1997	675	Manual	960					BEAM

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	Meas/Inspect	BS	Barbara S
10/23/2008	Meas/Inspect	163	PATRIOT
2/18/2005	MLS	MM	Mary M
12/23/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118697
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3010		Sq. Ft.	Site		0	70.	1.70	6									357,210						357,200	

Total AC/HA:	0.06910	Total SF/SM:	3010	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 357,210	Spl Credit	Total: 357,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.06039393
Adj $ / SQ:	178.941
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343488
Depreciation:	90681
Depreciated Total:	252807

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

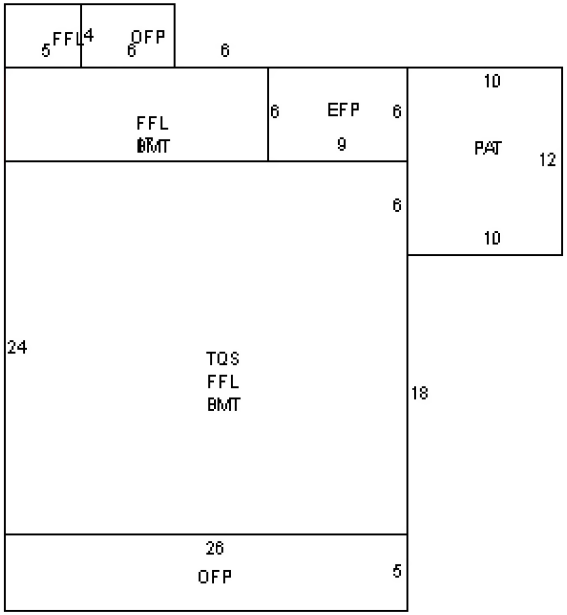
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.94
Special Features:	0	Val/Su Net:	111.46
Final Total:	252800	Val/Su SzAd	208.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	746	178.940	133,490
BMT	Basement	726	57.120	41,468
TQS	3/4 Story	468	178.940	83,745
OFP	Open Porch	154	28.860	4,444
PAT	Patio	120	5.700	684
EFP	Enclos Porch	54	76.980	4,157

Net Sketched Area:	2,268			Total:	267,988
Size Ad	1214	Gross Are	2424	FinArea	1359

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0007-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	AV	86	20.68	T	40	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500